

ACTION PLAN: Review of Planning (Development Management) & Adoption of Open Space

No.	Recommendation	Proposed Actions / Progress	Success Measures	Responsibility	Date
1	That options for introducing a charge for pre-application advice for major developments, but not for households/individuals, are investigated.	<p>Wider Benchmarking of response time for charging and non-charging Authorities</p> <p>Consideration of cost of providing service to inform future service charges</p> <p>Consideration of appropriate service standards / charging rates</p> <p>Assessment of likely income generation</p> <p>Cost/Benefit Analysis of charging for service</p> <p>Some engagement with applicants and developers on potential charging</p>	Investigation complete and appropriate action taken	Planning Services	July 2023
2	That the current response time of 15 working days for pre-application enquiries is re-evaluated to determine if it should be extended.	<p>Wider Benchmarking of response time for charging and non-charging Authorities</p> <p>Consideration of appropriate service standards / response times</p> <p>Consideration of above against SBC performance over last 5 years</p>	Investigation complete and appropriate action taken	Planning Services	July 2023

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3	That current planning enforcement powers are reviewed and the opportunity of employing an enforcement officer is explored.	<p>Wider Benchmarking of approaches to planning enforcement of Local Authorities</p> <p>Review of performance/approach based on temporary enforcement contractor</p> <p>Introduction of a Local Enforcement Plan setting out service standards/approach</p> <p>Cost/Benefit Analysis of employing dedicated planning enforcement officer.</p>	Investigation complete and appropriate action taken, (including potential recruitment if appropriate)	Planning Services	Sept/October 223
4	That <i>Maps@Stockton</i> is enhanced to provide information on those responsible for the maintenance of individual open spaces across the borough.	<p>Discussion with Information & Intelligence over scope of information needed and timetables for implementation</p> <p>Provide relevant information from planning applications to inform mapping layer</p> <p>Information inserted into new mapping layers and assessed before going 'live'</p>	Mapping layer is introduced	Information & Intelligence	December 2023/January 2024
5	That Stockton-on-Tees Borough Council (SBC) provide guidance to town or parish councils, where approached, and continue to liaise with developers on adoption of open space.	Guidance developed in accordance with planning regulations/ supplementary guidance alongside best practice on appropriate maintenance information/frequencies.	Incorporated into future advice / guidance note as appropriate.	Planning Services/Community Services	January 2024
6	That planning conditions for maintenance of open space be	Review of current planning condition(s) and benchmarking against	New 'standard condition' formulated.	Planning Services	July 2023

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	reviewed and options for SBC to obtain a copy of the maintenance agreement for each new residential development is investigated.	other Local Authorities and Planning Inspectorate Internal consultation with colleagues in community services	Condition circulated to development management team Condition incorporated into an updated 'book of standard conditions'		July 2023 September 2023